

APPROVED: Meeting No. 30-91

ATTEST: *Sharon A. Gran*

MAYOR AND COUNCIL  
ROCKVILLE, MARYLAND  
Meeting No. 29-91

July 15, 1991

The Mayor and Council of Rockville, Maryland, convened in Public Hearing in the Council Chamber, Rockville City Hall, Maryland Avenue at Vinson Street, Rockville, Maryland, on July 15, 1991, at 7:30 p.m.

PRESENT

Mayor Douglas M. Duncan

Councilmember James F. Coyle

Councilmember Viola D. Hovsepien

Councilmember James T. Marrinan

Councilmember David Robbins

In attendance: City Manager Bruce Romer, City Clerk Sharon Gran and City Attorney Paul Glasgow.

Re: Public Hearing: Text Amendment Application T-118-91, Mayor and Council of Rockville, Applicant.

In addition to amending the definition of "variance," as set forth in Chapter 25, "Zoning and Planning" of the Rockville City Code, this text amendment proposes to: delete the prohibition of filing a local map amendment application for the RPC, Rockville Pike Commercial, Zone; remove the nonconforming status for residential uses in the O-2, Transitional Office, Zone; add a special restriction for retailing of computers in the I-3, Industrial Park, Zone; and correct the tables of uses regarding child care homes and centers.

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The Mayor and Council conducted a public hearing on Text Amendment Application No. T-118-91, Mayor and Council of Rockville, Applicant. The Mayor and Council heard all those persons as can be found in the official stenographic transcript. There being no other persons wishing to be heard, the Mayor declared the hearing closed, with the record to be left open for two weeks.

Re: Citizens' Forum

At this time, the Mayor opened the meeting to hear from any citizen who wished to address the Mayor and Council.

1. Gino Valenti, Board of Community Ministries of Rockville, thanked the Mayor and Council for their assistance during the construction of the personal living quarters on West Jefferson Street. He also expressed appreciation to Bruce Romer, City Manager, Larry Owens, Planning, and Linda MacDermid, Inspection Services, who were most helpful to Community Ministries during the project.

Councilmember Hovsepien noted that the Advisory Board for the project includes a member of the West End Citizens Association which will be helpful to the neighborhood in keeping them up-to-date on various aspects of the project.

There being no other citizens wishing to be heard, the Mayor closed the Citizens' Forum portion of the meeting.

Re: Adoption of Ordinance to  
approve Text Amendment  
Application T-111-90, Farid  
Srour, Applicant.

Ordinance No. 20-91

The City Manager stated that staff has supplied the additional information as requested by the Mayor and Council. Upon motion of Councilmember Hovsepien, duly seconded and unanimously passed, the ordinance, as introduced, was amended to delete subsection (b)(1) of Section 25-326, Special Development Standards for Multi-family dwellings in the O-1 Zone, concerning moderately priced dwelling units density bonus.

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Councilmember Coyle voiced his opposition to the text amendment inasmuch as he feels that it would be more appropriate for this issue to be taken up by the Planning Commission as they comprehensively review the Master Plan.

Councilmember Hovsepien expressed satisfaction with staff responses in terms of traffic and other questions raised and, in particular, information regarding the fact that apartment housing would not adversely affect single-family residential property values. Housing is needed in the City of Rockville, especially moderately priced housing. She feels that this type of housing would generate less traffic and have less impact on the surrounding neighborhoods than commercial development or other uses.

Councilmember Marrinan indicated that he continues to have some concern about this project but was reassured by comments of staff.

Councilmember Robbins commented that this is a window of opportunity that we can't pass up. It is a logical approach and he supports it.

Upon motion of Councilmember Hovsepien, duly seconded, with Mayor Duncan, Councilmember Hovsepien, Councilmember Marrinan and Councilmember Robbins voting "aye" and Councilmember Coyle voting "no," Ordinance No. 20-91, the full text of which can be found in Ordinance Book No. 17 of the Mayor and Council, was adopted, as amended, to approve Text Amendment Application T-111-90, Farid Srour, Applicant, amending the Zoning Ordinance to increase the multi-family dwelling unit density permitted in the O-1, Office Zone.

Re: FYI/Correspondence

Community Services Caseload Report

Councilmember Coyle commented that it appears the cases are now being closed at a faster rate. The City Manager noted that there is a leveling off of new cases filed.

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Calvin Park Recycling Project

Councilmember Hovsepian commented that it was a wonderful idea for Recreation staff to encourage the children in the summer camp program to collect aluminum cans for recycling.

Head Injury Rehabilitation and Referral Services (HIRRS)

Councilmember Coyle was pleased to note that the County is providing funding for this program.

Re: New Business

Councilmember Coyle commented that the City of Rockville was mentioned in the recent The Building Official and Code Administrator magazine, and he has received calls from around the country regarding this excellent article. Participating staff members were congratulated.

In connection with the 12th International Pedestrian Conference being held in Bethesda this year, Councilmember Coyle stated that Rockville has been selected to be a municipal field demonstration site. He asked if the City would be interested in co-sponsoring this conference which would entail no costs. It was agreed that the City would serve as a co-sponsor.

Mayor Duncan referenced the Metro Center polo mural and requested that staff do whatever possible to facilitate its restoration or removal as it is deteriorating quickly.

The proliferation of graffiti in Rockville was noted by Mayor Duncan, and he requested that staff contact the affected property owners to expedite the removal of this graffiti.

An Action Request was received from the Maryland Municipal League suggesting that elected officials contact state legislators now to set up meetings to brief them on local tax and revenue needs. Mayor Duncan requested that the City Manager follow up

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in this regard.

Speeding on Hurley Avenue continues to be a problem despite police responsiveness to the situation. Mayor Duncan suggested that the Mayor and Council schedule a worksession with the Traffic and Transportation Commission in early September to discuss these types of issues and an appropriate manner to resolve same.

Mayor Duncan noted that the City of Rockville was one of 11 cities nationwide selected by the National Association of Realtors and the U.S. Conference of Mayors to serve as a demonstration site for affordable housing programs. More information regarding this project will be provided at a later time.

Re: Next Meeting - August 5, 1991

Some of the items scheduled for the next agenda include discussion and instructions to staff regarding special assessments for Research Boulevard and Gude Drive; recommendations for an award of the habitat environmental study; discussion and instructions to staff regarding Text Amendment Application T-118-91; and adoption of Text Amendment Application T-116-90.

Re: Executive Session

Upon motion of Councilmember Marrinan, duly seconded and unanimously passed, the Mayor and Council convened in Executive Session in the City Manager's Conference Room at 8:15 p.m., pursuant to Section 10-508 of the State Government Article of the Annotated Code of Maryland, for consultation with legal counsel.

Re: Adjournment

There being no further business to come before the Mayor and Council, the meeting was adjourned at 8:50 p.m., to convene again in General Session at 7:30 p.m. on August 5, 1991, or at the call of the Mayor.